

EMERGING LAND HOLDINGS



RESIDENCIAL  
*Itaparica*

*A new boutique residential community*

Itaparica Island · Bahia · Brazil

INVESTOR BROCHURE

2026

# *A new vision for* Residencial Itaparica

Residencial Itaparica has been designed to offer modern, affordable living with a genuine sense of quality, comfort and lifestyle.

Developed by Emerging Land Holdings, the vision behind the project is simple: to create stylish contemporary homes that remain accessible to middle-income families and working professionals, particularly those commuting daily to Salvador.

The aim is not ultra-luxury, but rather affordable modern living with a premium feel — creating homes that people are proud to live in, within a secure and well-designed community environment.

CONSTRUCTION

Summer 2026

COMPLETION

Mid-2028

TOTAL LAND AREA

7,314 m<sup>2</sup>

# A community by design



Conceptual masterplan — Residential Itaparica, 7,314 m<sup>2</sup>

The site has been planned as a boutique gated condominium of modern villas, arranged around a curved internal road with a central leisure area at its heart. Every home benefits from private gardens, secure access and shared community amenities, creating an environment that balances privacy with neighbourhood feel.

## VILLAS

Modern 2 & 3 bedroom

## LEISURE

Pool, gourmet area, fitness

## SECURITY

24/7 gated access control

# 03 THE VILLAS

## Modern, considered, contemporary



The architecture is intentionally clean and contemporary — flat roofs, white rendered façades, and elegant black-framed windows. Each plot accommodates two semi-detached villas, with private driveways, side access, and rear gardens. The result is a confident, modern Brazilian aesthetic that feels both timeless and quietly premium.

# Practical, comfortable, well-designed



Indicative ground floor plan — two villas per plot, 10m x 20m

Each home is designed for everyday family life — open-plan living and dining, an integrated kitchen, a downstairs WC, and direct access to a private rear garden. Driveway parking, side access on both sides, and approximately five metres of garden depth provide genuine outdoor space and flexibility — qualities rarely available at this price point on the island.

## A genuine sense of community



*Central leisure area — pool, gourmet space, tropical landscaping*



*Gated entrance with 24/7 security and access control*

## *Aligned with Bahia's* transformation

The project is expected to commence construction during the summer of 2026, with completion targeted for mid-2028 — aligning with the ongoing transformation of Itaparica Island and the future Salvador–Itaparica Bridge connection.

As infrastructure investment and connectivity continue to improve across the region, Emerging Land Holdings believes projects such as Residencial Itaparica will help support the long-term evolution of the island into one of Bahia's most attractive residential growth areas.

The development combines modern architecture, private gardens, gated security, leisure facilities, tropical landscaping and a boutique condominium atmosphere — while maintaining pricing levels designed to remain attainable for local buyers and growing middle-class demand.

### KEY PROJECT HIGHLIGHTS

- Boutique gated condominium — modern 2 & 3 bedroom villas
- Central pool, gourmet area and fitness facilities
- Private gardens, driveway parking, 24/7 security
- Strategic location ahead of the Salvador–Itaparica Bridge
- Affordable modern living — designed for the local middle market

R E S I D E N C I A L

# *Itaparica*

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